



The Avenue, Woodside Square  
London, N10



*Beyond your expectations*

# Stunning 4 bed town house with garage, garden and terrace; EPC:B

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

4 bedrooms | 2 receptions | 2425 sq ft | Integral garage | Private garden and sun terrace | EPC:B (predicted)

**Asking Price £2,250,000 Leasehold**

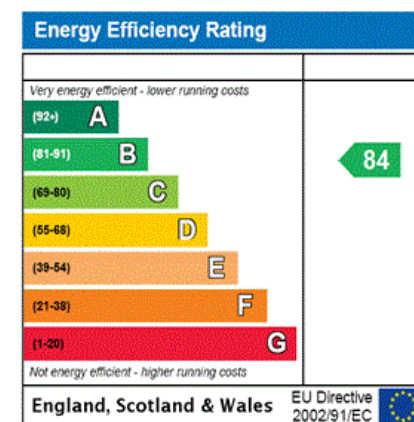
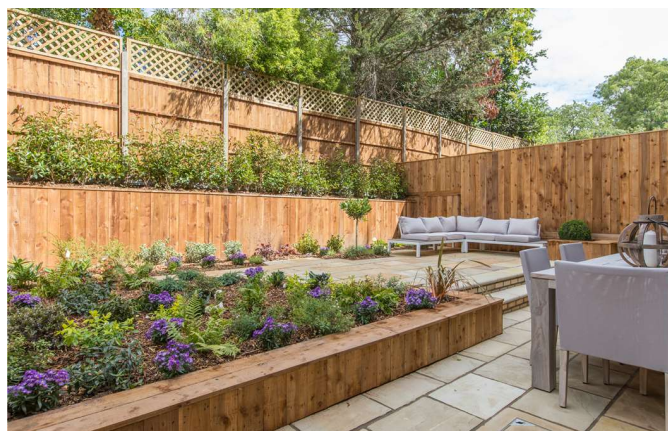
## Description

A truly stunning four bedroom town house extending to 2549 sq ft with integral garage, garden and sun terrace. On the ground floor the open plan kitchen and dining areas are amazing for entertaining and family meals and have direct access to the garden. The first floor reception room has a mass of natural light from dual aspect floor to ceiling windows. There is a double bedroom with en suite on this floor also. On the second floor are three further bedrooms, including the master with en suite and dressing area whilst the second floor houses a further reception/entertaining room with bi-fold doors accessing a sun terrace from which there are amazing green views of the surrounding area. The contemporary, high end fixtures and fittings includes Smeg and Bosch appliances in the kitchens along with solid composite work tops, stainless steel Blanco sinks and mixer taps and soft close doors and drawers, whilst the bathroom specification includes Duravit sanitary ware, Hansgrohe mixer taps, feature mirrors with LED lighting, heated towel rails and large wall and floor tiles. There are large format floor tiling on the ground floor and engineered wood and carpets to the upper levels. A full specification is available upon request. (Photos are indicative of the show apartments and are not necessarily specific to this unit).

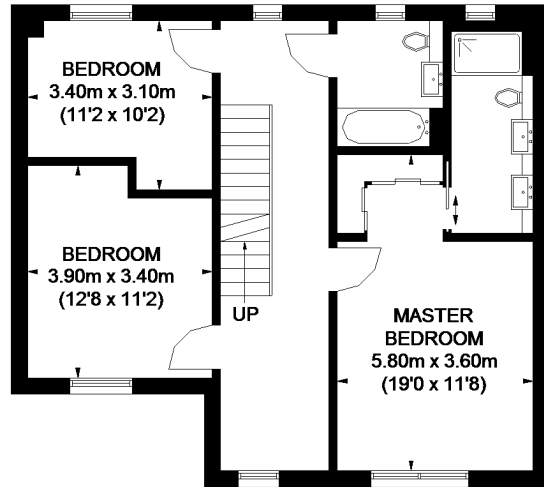
## Location

Woodside Square is a landmark development of stunning new build flats and houses that sit alongside the apartments in the 'Heritage Buildings' converted from the

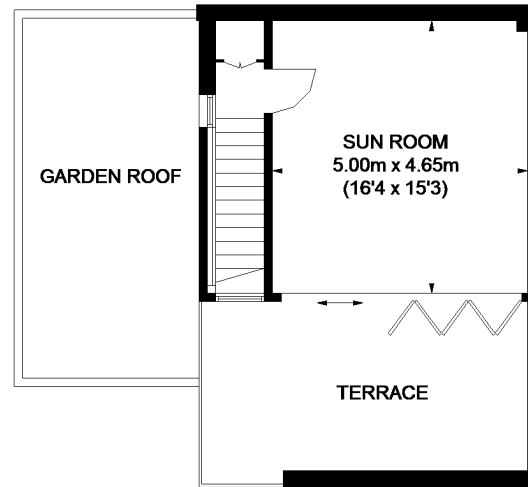
former St Luke's Hospital. Communal facilities will include daytime concierge, landscaped communal gardens, community space for hire, bike sheds and underground parking at an extra cost. Nearby tubes at Highgate and East Finchley provide swift access into the City and West End, while bus routes provide links to stations at Hornsey and Finsbury Park. Muswell Hill Broadway with its diverse range of places to eat, shop and drink is just a couple of hundred meters away whilst the open green spaces of Highgate Woods are literally across the road. Alexandra Palace and Park is within half a mile away. There are numerous schools in both the private and state sector in the vicinity.



# WOODSIDE SQUARE



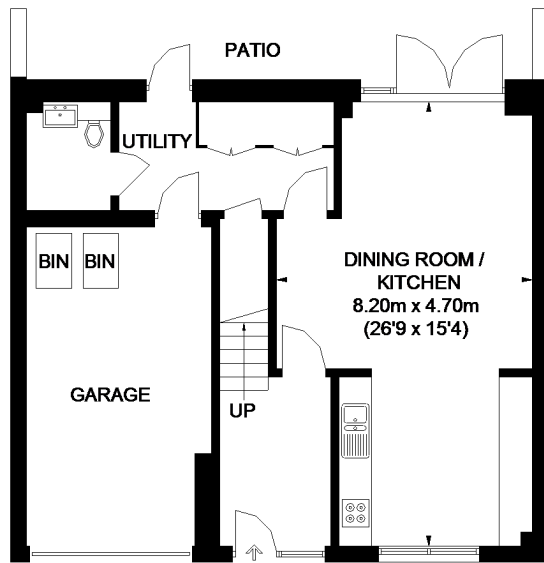
**SECOND FLOOR**



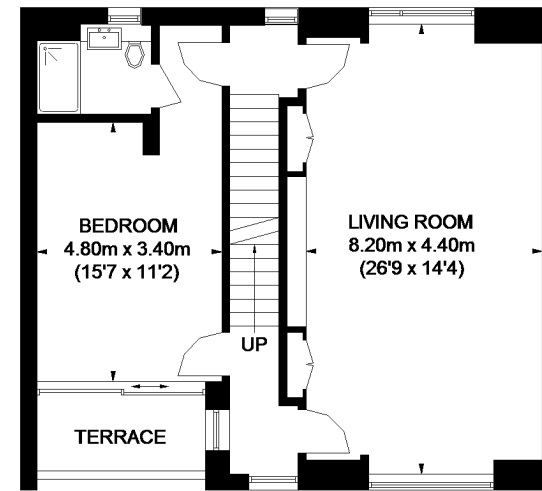
**THIRD FLOOR**



THIS PLAN HAS BEEN DRAWN FROM SUPPLIED PLANS, STRICTLY FOR USE AS A GUIDE ONLY



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING GARAGE)  
GROUND FLOOR = 589 SQ. FT. (54.7 SQ. M.)  
FIRST FLOOR = 766 SQ. FT. (71.2 SQ. M.)  
SECOND FLOOR = 761 SQ. FT. (70.7 SQ. M.)  
THIRD FLOOR = 309 SQ. FT. (28.7 SQ. M.)  
TOTAL = 2425 SQ. FT. (225.3 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID370301)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



